098.0	0004	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	775,200 /	775,200
					USE VALUE:	775,200 /	775,200
					ASSESSED:	775,200 /	775,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
77		HODGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GERA DAVID		
Owner 2:			
Owner 3:			
Street 1:	77 HODGE RD		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	D`AGOSTINO FRANK JR/ TRUSTEE -
Owner 2:	2001 JEAN G D'AGOSTINO TRUST -
Street 1:	77 HODGE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,032 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Stucco Exterior and 2309 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10032.000	270,500		504,700	775,200
Total Card	0.230	270,500		504,700	775,200
Total Parcel	0.230	270,500		504,700	775,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 335.76 | /Parcel: 335.7

Legal Description

User Acct 63852

GIS Ref

GIS Ref

Insp Date 10/08/18

Entered Lot Size

Total Land:

Land Unit Type:

!7961!

PREVIOUS ASSESSMENT

Parcel ID 098.0-0004-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	270,500	0	10,032.	504,700	775,200	775,200	Year End Roll	12/18/2019
2019	101	FV	218,200	0	10,032.	504,700	722,900	722,900	Year End Roll	1/3/2019
2018	101	FV	217,500	0	10,032.	432,600	650,100	650,100	Year End Roll	12/20/2017
2017	101	FV	217,500	0	10,032.	403,700	621,200	621,200	Year End Roll	1/3/2017
2016	101	FV	217,500	0	10,032.	346,100	563,600	563,600	Year End	1/4/2016
2015	101	FV	216,500	0	10,032.	310,000	526,500	526,500	Year End Roll	12/11/2014
2014	101	FV	216,500	0	10,032.	286,900	503,400	503,400	Year End Roll	12/16/2013
2013	101	FV	216,500	0	10,032.	273,600	490,100	490,100		12/13/2012

PRINT

Date	Time
12/10/20	22:33:27

LAST REV

Date	Time
11/19/20	10:37:55

mmcmakin

7961

USER DEFINED

Prior Id # 1:	63852
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
D`AGOSTINO FRAN	1562-156	1	9/16/2020		785,000	No	No		
DAGOSTINO JEAN	1237-148		6/2/2001	Family	10	No	No		Jean G. D`Agostino dod 4/23/2020
	967-179		4/1/1983			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/7/2008	11	Manual	12,000			G9	GR FY09	replace 4 skylight
3/20/2005	197	New Wind	11,845			G6	GR FY06	1 BAY, 12 VINYL RE
5/7/2004	338	Re-Roof	12,500			G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2020	SQ Mailed	MM	Mary M
10/8/2018	MEAS&NOTICE	CC	Chris C
2/19/2009	Meas/Inspect	163	PATRIOT
10/19/2005	Fieldrev-Chg	BR	B Rossignol
3/14/2004	Permit Visit	BR	B Rossignol
11/14/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/19/1999	Measured	264	PATRIOT
9/13/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10032		Sq. Ft.	Site		0	70.	0.72	4									504,672						504,700	

Total AC/HA: 0.23030 | Total SF/SM: 10032 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 504,672 | Spl Credit | Total: 504,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99197996
Adj $ / SQ:	127.221
Other Features:	85310
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	332260
Depreciation:	61800
Depreciated Total:	270460

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 3			Baths: 2				HB		

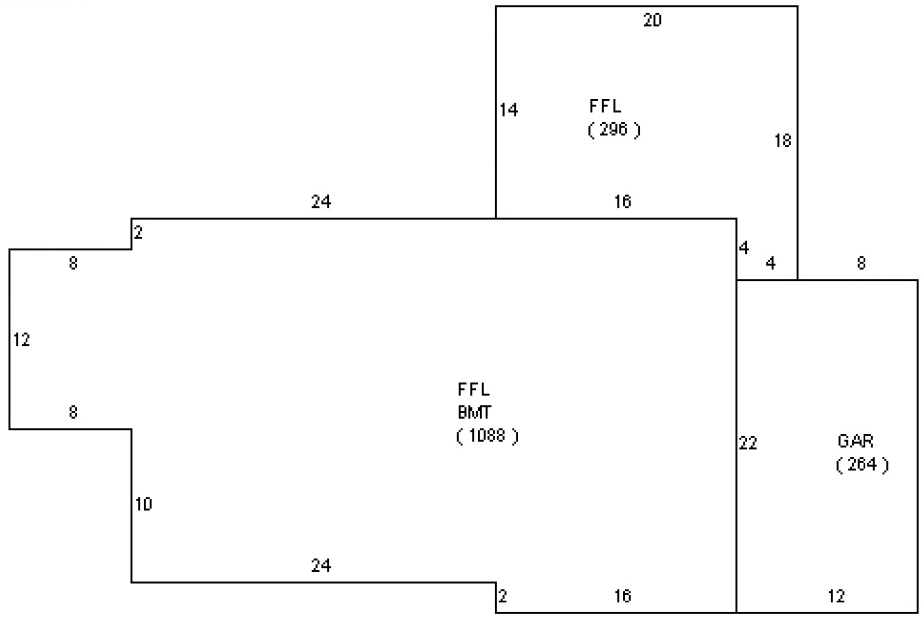
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	127.22
Special Features:	0	Val/Su Net:	98.87
Final Total:	270500	Val/Su SzAd	195.45

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,384	127.220	176,074
BMT	Basement	1,088	59.250	64,468
GAR	Garage	264	24.270	6,408

Net Sketched Area:	2,736			Total:	246,950
Size Ad	1384	Gross Are	2736	FinArea	2309

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	85	C	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

098.0-0004-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2006	0.00	T	10.4	101						
2	Frame Shed	D	Y	1	8X10	A	AV	2006	0.00	T	10.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc